

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

Bondurant Planning and Zoning Commission
Minutes
August 14, 2025

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. July 10, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-250814-26 - Considering Plat of Survey for 10638 NE 80th Street.
Terry Coady with Snyder & Associates addressed the Commission. Coady provided the Commission with an overview of the Plat of Survey request. Pezley stated staff has no objections to the Plat of Survey.
 - b. Public Hearing - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.
Public hearing opened at 6:04.

Pezley stated there is representation from the applicants. Pezley stated this is a two-part request, the first being an amendment of the Future Land Use Map. Currently the Future Land Use Map shows this area as Low- and Medium-Density Residential, the applicants are requesting to rezone the subject property to the R-3 High Density Residential District, which would also require amending the Future Land Use Map to High-Density Residential.

Wally Pelds with Pelds Engineering addressed the Commission. Pelds stated the applicants are trying to find the best fit for the narrow parcels adjacent to the Truman Drive NE right-of-way, while also trying to produce something that meets market demand. Single-family residential on more narrow lot sizes seems to be the best fit. Pelds stated the concept they are proposing would be 65-foot wide lots with basements. Pelds stated they had difficulties coming up with a viable product while

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meeting R-1 or R-2 bulk regulation requirements. Pelds stated he understands multi-family residential would be an allowable use in an R-3 zoning, the applicants are only looking to develop single-family residential and are open to a restriction on the land to only build such a product.

Clayton stated the Commission was concerned about the type of product that would be built on 65-foot wide lots. Staff provided attachments showing potential building types. Pelds and the Commission reviewed the building types. Keeran asked if the Commission could put conditions on the residential development. Pezley stated staff felt a condition to only build single-family residential would be okay, but the Commission would not be able to put design restrictions. Pelds stated his client has put self-imposed restrictions on other developments throughout the metro. Pelds clarified that there are two total parcels but the parcels would be developed in three phases.

Clayton asked about access to the development. Pelds stated they submitted a plan with five connections onto Truman Drive, that has been altered to just three connections onto Truman Drive. Pezley stated any development design is conceptual at this point. The applicants are requesting a future land use map amendment and a rezone so they know what they can do.

Keeran asked where construction traffic will access this parcel. Pelds stated they are planning on using Truman Drive for construction access. Staff confirmed Truman Drive is being constructed to handle construction traffic, as the school construction traffic will also have to use Truman Drive.

Pelds provided additional information about lot widths and density and how they arrived at the layout they are showing. Pitt asked what they anticipate homes on these lots would go on the market for. Sasi Karutrui, with Paramount Land, stated there are still a lot of variables but the goal is to meet or stay under \$350,000. Keeran asked if this will meet new bulk standards, Pezley stated that is tough to answer as this is still conceptual. Pelds stated everything will meet all zoning requirements when a subdivision plat is submitted. Commission had additional discussion about need to provide adequate off-street parking.

Public hearing closed at 6:30.

- c. Resolution PZ-250814-27 - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.

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- d. Public Hearing - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.
Pezley gave the Commission an overview of the rezoning request.
- e. Resolution PZ-250814-28 - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.
- f. Resolution PZ-250814-29 - Site Plan for 1920 2nd Street NE.
Korey Marsh, Snyder & Associates, presented the Site Plan to the Commission. Torres asked if site plans are required to list the proposed use, Pezley stated it generally is not required, however the agenda statement states the proposed use. Pezley stated the use type can be put on the site plan if the Commission would like.

Mains asked where the new 2nd Street NE road will be located in relation to the entrance to this property. Mains stated he is concerned about the size of the equipment that will be stored on this property and it damaging the existing 2nd Street NE. Staff stated the access to this property will be off the new section of 2nd Street NE and the street will be constructed to handle that level of traffic.

Mains asked about landscaping requirements along the pedestrian trail. Staff and the applicant confirmed there will be trees between the outdoor storage area and the trail area.

7. Discussion Items -

- a. Follow Up Discussion on Commission Request
Pezley stated this was an opportunity for the Commission to further discuss bulk regulations for single-family districts. The Commission discussed the proposed development tonight. The depth of the lots, the density and the inclusion of basements made it feel better even though the lots would not be as wide as R-2 or R-1 single-family lots. The Commission stated they are alright with 65-foot wide lots in R-3 Districts only. Keeran stated the only exception would be a tiny-home development, but this would likely be a Planned Unit Development. Clayton stated there needs to be a minimum lot square footage, he liked the development that was proposed tonight because of how deep the lots are. Staff stated the current R-2 zoning district is functioning as the R-1 because developers do not want to build at the lot widths currently required for R-1 districts. Staff stated if we want to push R-1 districts we need to rethink the bulk regulations for all residential districts. Clayton expressed concern that the City will be pressured into allowing smaller and smaller lots because of the rising cost to develop new lots. Pitt

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stated it is a balance between quantity and quality and Bondurant has done a good job of requiring quality.

Keeran asked if there should be a push for high-end homes and R-1 districts. Clayton stated he had a conversation with a developer that said Bondurant is not ready for executive homes yet. Clayton said the City will likely need to wait for the right piece of property to become available for that type of development. Keeran asked if the City needs to identify an area for that type of development. Mains stated executive homes and golf-course style developments generally incorporate a certain type of terrain, which Bondurant currently does not have. The Commission had further discussion about executive homes and identifying an area in the Future Land Use Map for that type of development.

8. Reports / Comments and appropriate action thereon:

a. Mayor

b. Council Members

Vore - none.

Pitt - asked about fence regulation update, staff stated it will be addressed when the new zoning code is adopted. Saw an article in the Des Moines Register about Featherstone lawsuit, he asked staff where we were in the process. Staff stated they cannot speak too much about it other than it is with the City's legal department.

Torres - none.

Mains - none.

Clayton - stated there are homes being built on-slab in Featherstone.

Keeran - asked if the City publishes in the newspaper when there are model home, the City of Altoona does. Pezley stated if there is a requirement he is unaware of it. Asked staff if they could reach out to the DOT about changing where the Bondurant City Limits signs are located.

c. Administrator

Oliver stated the City has broken ground on the Grain District. 2nd Street NW construction continues and pavement will be poured soon, Truman Drive NE grading will start soon. Puddles pavilion groundbreaking will be coming up, the splash pad grand opening happened earlier this week. A mural on the south side of City Park will be unveiled soon. The City has a presentation to acquire additional grant funding for Silo Commons, the City also received a Legacy grant for that project. The City is also receiving bids to redo the AV system in the Council Chambers.

d. Directors

Murray - reminded Commission members that October's meeting will be on the 7th, which is a Tuesday not a Thursday. Staff will presenting about the Grain District at the Iowa APA Conference in October.

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Pezley - none.

9. Adjournment

Meeting adjourned at 7:15.